

**Borough of Florham Park  
Planning Board  
Work Session Meeting Minutes  
March 27, 2017**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, March 27, 2017 at 6:30p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

**Members Present:**

Mr. Michael DeAngelis – Chairman  
Mrs. Jane Margulies – Vice Chairman  
Mayor Mark Taylor  
Mrs. Carmen Cefolo-Pane  
Mr. Michael Cannilla  
Mr. Gary Feith  
Mr. Joseph Guerin  
Mrs. Anne Maravic  
Mr. John Buchholz

**Members Absent:**

Mr. Martin Valenti 1<sup>st</sup> Alt)

**Also Present:**

Mr. Michael Sgaramella, Borough Engineer  
Mr. Robert Michaels, Borough Planner  
Mr. John Inglesino, Esq. Board Attorney

**Statement of Adequate Notice:**

*Mr. DeAngelis issued the following statement:*

“I hereby announce and state that adequate notice of this meeting was provided by the Secretary of this Board by preparing a notice, specifying the time, date and place of this meeting; posting such notice on the bulletin board in the Municipal Building; filing said notice with the Clerk of the Borough forwarding the notice to the Florham Park Eagle, and forwarding, by mail and fax, the said notice to all persons on the request list, and that said notice will be included in the minutes of this meeting. This action is in accordance with N.J.S.A. 10:4-6, et seq., “Open Public Meeting Act.”

**Site Plan Waivers:**

- |           |                                     |                                    |
|-----------|-------------------------------------|------------------------------------|
| <b>1.</b> | <b><u>23 Vreeland Road, LLC</u></b> | <b><u>Application #17SPW-2</u></b> |
|           | 23 Vreeland Road                    | sign variance                      |
|           | Block 301, Lot 13                   |                                    |

Applicant is seeking approval for a ground sign exceeding the permitted square footage  
Applicant has requested that the application be carried to the April 24, 2017 meeting without further notice.

Mr. DeAngelis asked for a motion to carry the application to the April 24, 2017 meeting beginning at 6:30pm without further notice. He noted there was an error in the meeting start time in the public notice.

Mr. Cannilla made a motion to carry the application, second Mr. Guerin  
Roll: On a roll call vote all members present and eligible voted to carry the application.

On a motion duly made and seconded the meeting was adjourned at 6:35p.m.

March 27, 2017

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Minutes  
March 27, 2017**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, March 27, 2017 at 6:35 p.m. in the Municipal Building, located at 111 Ridgedale Avenue, Florham Park, New Jersey

1. Call to Order.
2. Adequate notice has been given in accordance with the Sunshine Law.
3. Announcement – There will be no new testimony after 9:30 p.m.

**Members Present:**

Mr. Michael DeAngelis – Chairman  
Mrs. Jane Margulies – Vice Chairman  
Mayor Mark Taylor  
Mrs. Carmen Cefolo-Pane  
Mr. Michael Cannilla  
Mr. Gary Feith  
Mr. Joseph Guerin  
Mrs. Anne Maravic  
Mr. John Buchholz

**Members Absent:**

Mr. Martin Valenti 1<sup>st</sup> Alt)

**Also Present:**

Mr. Michael Sgaramella, Borough Engineer  
Mr. Robert Michaels, Borough Planner  
Mr. John Inglesino, Esq. Board Attorney

**Approval of Minutes:**

1. **Approval of minutes from the March 13, 2017 meeting.**

Mr. Cannilla made a motion to approve the minutes, second Mr. Guerin  
Roll: On a roll call vote all members present and eligible voted to approve the minutes.

**Site Plan:**

- |   |   |
|---|---|
| 7. <b><u>Rock GW, LLC</u></b><br>86 Park Avenue<br>Block 1401, Lot 1.06 | <b><u>Application # 17SP-4</u></b><br>preliminary and final site plan |
|---|---|

Applicant is seeking approval for the construction of supportive and special needs housing.  
Carried from the March 13, 2017 meeting with no further notice.

Douglas Henshaw, Esq. represented the applicant. Michael Scro, architect for the project, was present and remained under oath.

Mr. Henshaw stated that he believes that there was two items from the last meeting that more information was need on. There were questions on the elevator size dimensions and also the location of the trash and recycling in buildings that will have individual curbside pick-up.

Michael Scro distributed the following exhibits:

A-8: Rendering (SK-1, 2, 3) of elevator locations

A-9: Rendering (SK 4) of trash enclosure location

Mr. Scro stated that they removed any encumbrances that would limit elevator access with a hospital sized stretcher. Mr. Cannilla asked the size of the elevator cab because it appears to be smaller than needed. He said it must be deeper than 84". Mr. Scro replied that it will be sized to fit the stretcher and it will be addressed on the construction details. There is space enough to make any adjustments and he assured the Board that it will be large enough to accommodate a stretcher.

Mr. Scro said that a number of buildings (1-4, 7, 8, 9, 11) will have individual trash enclosures for curb site pick-up. These will be provided in an innocuous location in the front vestibule of each building and will be under a roof structure. The space will be completely enclosed including a solid panel door painted white to match the building. The enclosure will be large enough for both trash and recycling bins.

Mr. Henshaw said that regarding the ratio of number of handicapped parking spaces to regular parking spaces, they prefer to explore that as move-in occurs. They intend to study the number of handicapped and placement of those spaces as the residents take occupancy. They will confer with the municipal engineer prior to making a decision.

Mr. Henshaw stated that their testimony on the application is complete.

Mr. DeAngelis opened the meeting to the public for questions and comments on the application.

Barbara Nevius, West End Avenue, Florham Park. She asked if the property is taxable. She asked if any residents would utilize the local schools.

Mayor Taylor stated that the tax matter is under discussion at the present time. Mr. Inglesino said that it is possible that an annual PILOT (payment in lieu of taxes) program could be put in place.

Mayor Taylor also said that only residents over the age of 19 and most older than 21 years would living there.

John Winters, 32 Brooklake Road. He asked how many residents there would be.

Mayor Taylor stated that the maximum number of residents is 102.

Gary Feith asked if there were any special transportation vehicles that would need to be kept there.

Doug Henshaw said that there would not be any special transportation vehicles at the site on a regular basis.

Seeing no other questions, Mr. DeAngelis called for a motion.

Mr. Guerin made a motion to approve the application, second Mr. Cannilla.

Roll: On a roll call vote all members present and eligible voted to approve the application.

8. **Pulte Homes of NJ**  
86 Park Avenue  
Block 1401, Lot 1.06

**Application # 17SP-3 & 17MSD-2**  
preliminary and final site plan

Applicant is seeking approval for the construction of a 425 unit age-restricted residential community.

Douglas Henshaw, Esq. represented the applicant. He stated that he is requesting that the application be carried to the April 10, 2017 meeting with no further notice or publication.

Mr. DeAngelis asked for a motion to carry the application.

Mr. Guerin made a motion to carry the application, second Mayor Taylor.

Roll: On a roll call vote all members present and eligible voted to carry the application to the April 10, 2017 meeting.

Mr. DeAngelis repeated the announcement that the site plan waiver application of "23 Vreeland Road, LLC", (17SPW-2) is being carried to the April 24, 2017 works session that begins at 6:30pm with no further notice.

On a motion duly made and seconded the meeting was adjourned at 7:10p.m.

Marlene Rawson  
Board Secretary

March 27, 2017